

## MINUTES

### AMARILLO ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

June 20, 2022

The meeting of the Amarillo EDC Board of Directors meeting was held at First Bank Southwest Tower, 600 S Tyler, Suite 1600, Amarillo, TX at 11:00 a.m. on June 20, 2022. Board members in attendance were:

| Voting Members | Board Position       | Present | No. Meetings Held | No. Meetings Attended |
|----------------|----------------------|---------|-------------------|-----------------------|
| SCOTT BENTLEY  | CHAIRMAN             | Y       | 40                | 40                    |
| ANDREW HALL    | VICE-CHAIR/SECRETARY | Y       | 28                | 24                    |
| LAURA STREET   | DIRECTOR             | Y       | 60                | 56                    |
| LLOYD BROWN    | DIRECTOR             | Y       | 50                | 42                    |
| ADRIAN MEANDER | DIRECTOR             | Y       | 5                 | 5                     |

Also, in attendance were the following staff members:

|                    |                                           |
|--------------------|-------------------------------------------|
| KEVIN CARTER       | PRESIDENT & CEO                           |
| DOUG NELSON        | SR. VICE-PRESIDENT FINANCIAL SERVICES     |
| MICHAEL KITTEN     | VICE PRESIDENT BUSINESS DEVELOPMENT       |
| SABRINA MECK PEREZ | DIRECTOR WORKFORCE RETENTION & ATTRACTION |
| HOLLIE SHANKLE     | DIRECTOR BUSINESS DEVELOPMENT             |
| PAUL SIMPSON       | DIRECTOR BUSINESS RETENTION & EXPANSION   |
| ANNALISA BAILEY    | RESEARCH ASSISTANT                        |
| CHRIS LYLES        | OFFICE ADMINISTRATOR                      |

Others in attendance were:

|              |                                          |
|--------------|------------------------------------------|
| LAURA STORRS | CITY OF AMARILLO/AEDC BOARD TREASURER    |
| NOAH MILLER  | UNIV. OF TEXAS HOME TO TEXAS AEDC INTERN |

- ITEM 1: Chairman Bentley established that a quorum was present and called the meeting to order.
- ITEM 2: Chairman Bentley requested a motion to approve the minutes from the May 16, 2022 Board of Directors meeting. Director Brown made a motion to approve the minutes. Director Street seconded the motion. The motion was unanimously approved.
- ITEM 3: Chairman Bentley adjourned the meeting into executive session at 11:01 am.
- No action was taken during the executive session because none is permitted by law.
- The public session reconvened at 12:23pm. President Carter introduced Annalisa Bailey, Research Assistant and Noah Miller, intern with University of Texas Home to Texas program.
- ITEM 4: Chairman Bentley opened the meeting for public comment. There were no comments from the public.
- ITEM 5: **22-02-04 Austin Hose:** President Carter provided information on the project. Austin Hose is going to construct a new 100,000 square foot facility, at the corner of South Georgia and Farmers, in Phase I, with an approximate cost of \$10 million. In Phase II, they would build an additional at least 50,000 square foot facility and \$5 million in additional funds.

The EDC will offer \$10,000 per new job created, up to 65 new employees. This would be paid out over five years with a three year ramp up period.

To convey the two pieces of property, the first being 12.7 acres, Austin Hose will need to meet the \$10 million, 100,000 square feet facility and have at least 20 new employees.

In the second phase, they must invest \$5 million, construct a building of at least 50,000 square feet and add at least 10 FTEs to qualify for conveyance of the additional 8.0 acres.

If they do not meet either of these criteria, they will then have to purchase the land at \$55,000 per acre.

The EDC will assist Austin Hose with the tax abatement process with the appropriate entities. They qualify, based on the guidelines, for a 60% abatement for six years.

Chairman Bentley requested a motion on the proposed project. Director Street made a motion to approve the project as presented. Director Meander seconded the motion. The motion was unanimously approved.

**Correction – Austin Hose:** President Carter stated that the land at the south end of South Georgia Business Park, is valued at \$55,000 per acre due to the presence of infrastructure.

Should Austin Hose have to purchase the land they are receiving, it will be valued at \$35,000 per acre because there has been no money expended for infrastructure.

Director Street confirmed her motion to approve the project as correct. Director Meander confirmed his second on the motion.

ITEM 6: **22-05-03 TWC High Demand Job Training Grant:** President Carter presented matching grant program; the third grant program the EDC has been involved in.

TWC will allow the EDC to match a \$150,000 grant, making the total grant \$300,000 to assist the five surrounding school districts with job training needs.

Director Brown made a motion to approve the project as presented. Vice-Chairman Hall seconded the motion. The motion was unanimously approved.

ITEM 7: **EDA Grant:** President Carter provided a brief description of the grant. Senior Vice-President Nelson provided detailed information regarding the contract with PRPC for their grant administrative services.

The EDA grant is to build Augustus Drive, put sewer and water within the park, and to assist with the costs of rebuilding South Georgia as well as building a water line that hooks into Loop 335.

The PRPC administrative services cost will be \$65,000.

Vice-Chairman Hall made a motion to approve the project as presented. Directors Meander and Street seconded the motion. The motion was unanimously approved.

ITEM 8: **Development Progress Report:** President Carter asked Director Brown to introduce the guest.

Director Brown introduced Jeff Whitacre with Kimley-Horn, the consultant helping guide the partnership for Development Progress.

Mr. Whitacre provided information on the study that has been done regarding what Amarillo's infrastructure current needs are as those in the future, and the funding that is necessary to provide the new infrastructure and maintenance moving forward.

Questions posed by the board were answered by Mr. Whitacre and Director Brown.

**ITEM 9: Staff Financial & Operation Reports:**

President Carter stated that sales tax collections are up 6.59% for the month, up 12% for the year.

Hotel-Motel tax up 25% for April. Treasurer Storrs provided additional information on hotel occupancy rates.

Financials were included in the board packets.

President Carter provided updates on the following projects:

**Amazon:** The company has been operational for about a month and plan to become a large item processing facility after the holiday season.

**Cacique:** The company states it is a couple of days behind schedule but still have plans for a fourth quarter opening, November, or December.

**CVMR:** Staff went to Washington DC earlier this month to participate in a Congressional Briefing. The company has not secured funding from the federal government but has secured funding from other sources and will hold a groundbreaking ceremony Monday, June 27 at 3:00pm in the Amarillo Club.

**Amarillo EDC Policies & Procedures Draft:** President Carter provided a copy of the draft for each board member for their review and recommendations. He stated the document will be presented for action at the next board meeting.

**ITEM 10:** The next meeting of the Amarillo EDC Board of Directors is scheduled for Monday, July 25, 2022 at 11:00 am.

**ITEM 11:** The June 20, 2022 meeting of the Amarillo EDC Board of Directors was adjourned at 1:09 pm

The undersigned certifies that the foregoing information is correct.

  
Scott Bentley, Chairman